



2 The Barton



Wiveliscombe 3.5 Miles - Wellington 10.5 Miles

Three bedroom mid terrace property with large gardens, garage and rural views.

- Four Bedrooms
- Bathroom
- Two Reception Rooms
- Kitchen
- Garden Room
- Front & Rear Garden
- Garage
- Freehold
- Council Tax C

Guide Price £345,000

SITUATION

Situated in a rural location on the edge of the popular village of Huish Champflower which lies within the Brendon Hills and close to Exmoor National Park. The village of Langley Marsh is within 1.5 miles with its public house and the popular town of Wiveliscombe within 3.5 miles where a good range of day to day facilities can be found. Wellington and the M5 is a further 10.5 miles from here and the County Town of Taunton 14 miles where an extensive range of facilities can be found. There is also a main line rail link to London Paddington and M5 motorway access.

DESCRIPTION

A well appointed mid terrace situated in this small development of 6 properties on the edge of the village with rural views to rear. The accommodation consists of 4 bedrooms and a family bathroom. Spacious sitting room opening into the dining room. Garden room, Kitchen, utility and cloakroom. Front & rear gardens and single garage.

ACCOMMODATION

Part glazed front door to entrance hall with stairs to first floor and WC. Spacious sitting room with a multi-fuel stove, with arch opening through to the study/dining room. Sliding doors lead out to the garden room and utility. Adjoining kitchen, fitted with a range of modern wall and base units and rolled top work surfaces over.

To the first floor there are three double bedrooms with views to rear and family bathroom. On the second floor is a fourth bedroom with loft storage in the eaves.

OUTSIDE

The property is approached over a shared driveway where there is visitor parking. A single Garage is located to the left of a covered archway with a parking space in

front complete with power, lighting and storage in the loft space. The property is accessed via the archway and is located to the left hand side where a garden path leads to the front door with area of lawn and flower borders. To the rear is a pretty rear garden with area of patio and lawn, flower borders and mature trees and shrubs. At the end of the garden is a summerhouse which takes advantage of the rural views. The property also benefits from rear access via a pathway at the bottom of the garden.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

SERVICES

Mains water and electricity, shared private drainage and electric heating. Flood - surface water - high (Gov.co.uk). Mobile availability - none(ofcom). Ultrafast broadband available (ofcom)

DIRECTIONS

From Taunton head west on the B3227 to Wiveliscombe. On approaching the town turn right into the town centre and right again as signposted to Huish Champflower. Follow this road for about 3 miles through the village of Langley Marsh and having crossed the river at bridge follow the road for a further 500 yards and the entrance to the development can be found on the right hand side, as marked by the for sale board.


WHAT.3.WORDS

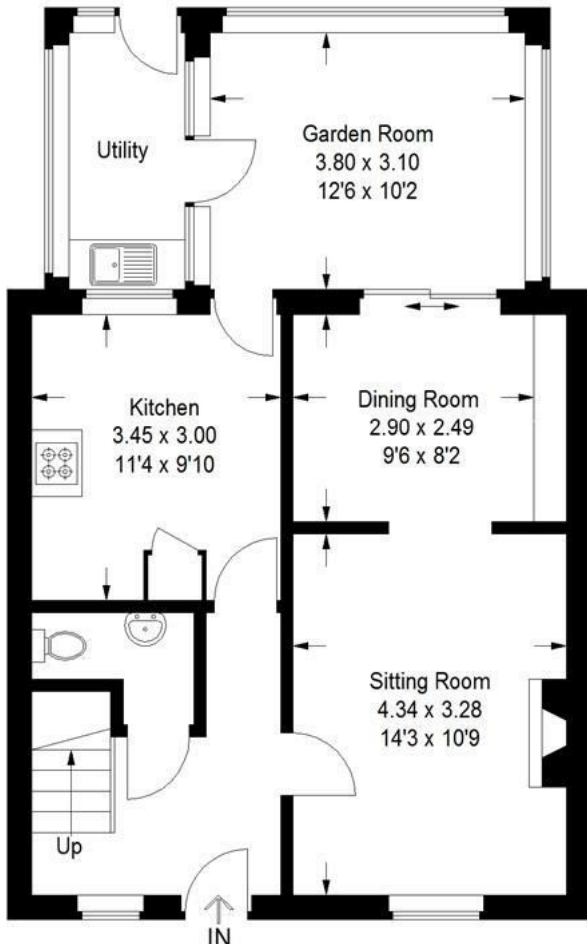
For the exact location download the app and enter;

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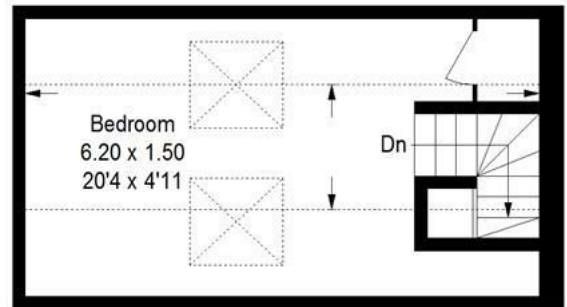


Approximate Gross Internal Area
123.4 sq m / 1328 sq ft

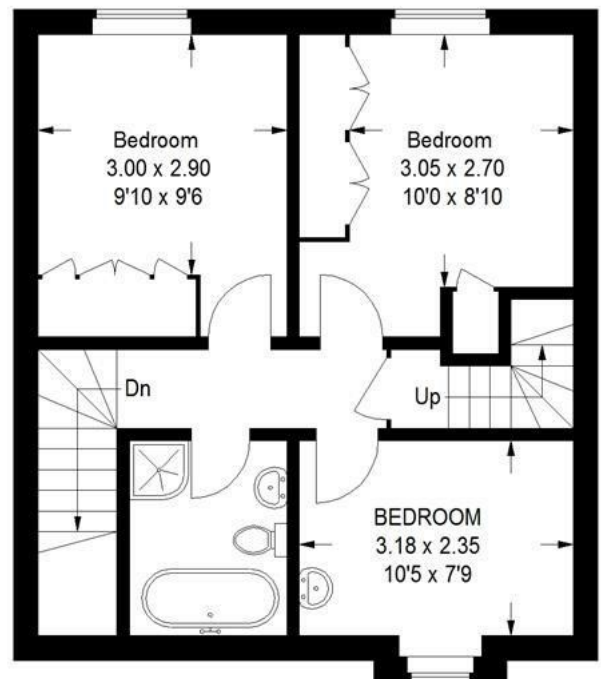
 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



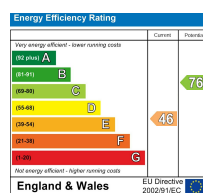
Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1106973)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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